

## MINUTES OF RDA REGULAR MEETING – JULY 2, 2013

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THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY MET IN REGULAR SESSION ON TUESDAY, JULY 2, 2013, AT 6:56 P.M., IN THE CITY COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY CHAIRMAN VINCENT.

THE FOLLOWING MEMBERS WERE PRESENT:

Steve Vincent  
Don Christensen  
Steve Buhler  
Karen Lang  
Corey Rushton  
Mike Winder

Paul Isaac, Acting Chief Executive Officer  
Carel Hicks, Acting Secretary

ABSENT: Tom Huynh

STAFF PRESENT:

Nicole Cottle, Assistant City Manager/CED Director  
Jim Welch, Finance Director  
Eric Bunderson, City Attorney  
Layne Morris, CPD Director  
John Evans, Fire Chief  
Kevin Astill, Parks and Recreation Director  
Anita Schwemmer, Acting Police Chief  
Jake Arslanian, Public Works Department

### 1704 **OPENING CEREMONY**

The Opening Ceremony was previously conducted by Steve Vincent who referenced the recent grand opening of The Ridge Golf Club and played a humorous YouTube golf video.

### 1705 **APPROVAL OF MINUTES OF REGULAR MEETING HELD JUNE 4, 2013**

The Board read and considered Minutes of the Regular Meeting held June 4, 2013. There were no changes, corrections or deletions.

After discussion, Ms. Lang moved to approve the Minutes of the Regular Meeting held June 4, 2013, as written. Mr. Buhler seconded the motion.

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A roll call vote was taken:

Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Winder	Yes
Mr. Rushton	Yes
Mr. Christensen	Yes
Chairman Vincent	Yes

Unanimous.

1706

### **RESOLUTION NO. 13-14, APPROVE INCENTIVE AGREEMENT BETWEEN PETZL AMERICA, INC. AND THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY**

Acting Chief Executive Officer, Paul Isaac, presented proposed Resolution No. 13-14 which would approve an Incentive Agreement between Petzl America, Inc. and the Redevelopment Agency of West Valley City in the amount of \$160,000.00.

Mr. Isaac stated the proposed agreement would authorize assistance with fees to Petzl America regarding construction of their North American headquarters in West Valley City. He indicated the building and inspection fees associated with the project exceeded \$314,000.00; and in early discussions with Petzl nearly two years ago the RDA offered to assist with those fees in an effort to incentivize Petzl to locate their headquarters in the City. He reported discussion suggested that upon approval of the Board the Agency would pay \$160,000.00 of the fees charged by the City, funds to come from the RDA general interest account.

The Acting Chief Executive Officer also reported benefits to West Valley City were many and the project met objectives of the City's Economic Development Strategic Plan by:

- Expanding existing business.  
Petzl represents a new addition to the West Valley City business community and brings an international presence with their North American headquarters. In addition to the 50 to 100 jobs Petzl will create, the activities conducted at the headquarters like design and training will bring visitors to West Valley City from around the State of Utah, surrounding states, and from around the World. Petzl also represents a part of a growing and important outdoor industry cluster in the City.
- Increasing property tax to West Valley City and recognition in the international outdoor community.

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- Revitalizing and rejuvenating unproductive, underperforming, blighted, and other targeted areas.
  - Property that has been undeveloped will now be occupied; Petzl has purchased eight acres of property.
  - Tax increment generated from this project will total \$1,380,000 over the remaining five year life of the RDA project (2015 – 2019)

In summary, Mr. Isaac advised Petzl planned to spend \$17 million on construction and equipment to build an 80,000 square foot facility to initially house 50 employees with the potential to expand to 100 square feet. He indicated the company was committed to building a high quality office, training, and warehouse facility with LEED certification possibly at the gold level. The company would have 3,000 square feet of office space and 50,000 square feet of warehouse and testing space. They would also have a 50 to 60 foot indoor climbing area that could be used to test equipment and train local emergency personnel. He reported Petzl intended their West Valley City facility to be an international destination where individuals and companies from around the World come to learn and share information about working and recreating in vertical spaces.

The Acting Chief Executive Officer further reviewed and discussed the proposed Resolution and answered questions from members of the Board.

After discussion, Mr. Winder moved to approve Resolution No. 13-14, a Resolution of the West Valley City Redevelopment Agency Approving an Incentive Agreement between Petzl America, Inc. and the Redevelopment Agency of West Valley City. Mr. Christensen seconded the motion.

A roll call vote was taken:

Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Winder	Yes
Mr. Rushton	Yes
Mr. Christensen	Yes
Chairman Vincent	Yes

Unanimous.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY REDEVELOPMENT AGENCY, THE REGULAR MEETING OF TUESDAY, JULY 2, 2013, WAS ADJOURNED AT 6:57 P.M., BY CHAIRMAN VINCENT.

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I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Regular Meeting of the West Valley City Redevelopment Agency held Tuesday, July 2, 2013.

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Carel Hicks, MMC  
Acting Secretary